



**City of Santa Clara
PLANNING COMMISSION
Wednesday, February 14, 2007
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY of ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

**PRIOR TO THE REGULAR MEETING, THERE WILL BE A STUDY SESSION
AT 6:00 PM IN THE CITY COUNCIL CHAMBERS**

**STUDY SESSION TOPIC:
PRESENTATION OF SANTA CLARA BART STATION DESIGN CONCEPTS**

REGULAR ITEMS - 7:00 P.M

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING

Agenda Item 11. File: PLN2006-05970 and PLN2006-05994 Location: 1920 Lafayette Street

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

Agenda Item 8.C. File: PLN2006-06176 Location: 1116 Washington and 1045 Benton Streets

Agenda Item 9. File: PLN2007-06219 / PLN2007-06224 / PLN2007-06225 / CEQ200-01037 Location: 3900-4300 Lafayette Street / 4040 Palm Drive/ 4050-4220 Network Circle

Agenda Item 10. File: PLN2006-06121 Location: 3301 Homestead Road

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

The following routine items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of January 10, 2007

Note: Consent Items 8.D. and 8.E. were removed from the Consent Calendar for discussion and were approved.

Public Hearing Items/Consent Calendar

8.B. File: **PLN2006-05908 (Continued from PC 1/10/07)**

Location: 463 Madison Street, a 7,625 square foot lot located on the east side of Madison Street, approximately 200 feet south of Bellomy Street (APN 269-41-042). Property is zoned R1-6L (Single Family Residential).

Applicant/Owner: Richard Zeman

Request: **Variance and Architectural Review** of a detached garage and accessory dwelling unit at a reduced building setback of 5 feet where 15 feet is required and increased rearyard building coverage to 60 percent, where 40 percent is the maximum permitted.

Project Planner: Judith Silva, Associate Planner

Commission Action: **Approved, subject to conditions**

8.C. File: **PLN2006-06176**

Location: 1116 Washington Street and 1045 Benton Street, a 12,000 square foot parcel located at the north west corner of Benton and Washington Street (APN 269-15-046). Parcel is zoned CD (Downtown Commercial).

Applicant/Owners: John Boyles and Pat Mahan

Request: **Rezone** from CD (Downtown Commercial) to HT (R1) [Historic Combining] in conjunction with moving the existing nonconforming detached residential accessory structure (located along Benton Street) back 5 feet from the property line (existing building setback is 2 feet) and the conversion of the residential structure to office use.

Project Planner: Judith Silva, Associate Planner

Commission

Recommendation: **Recommend City Council approval of the HT(R1) Historic Combining) Rezoning and project proposed, subject to conditions**

8.D. File: **PLN2006-06110**

Location: 3471 Lafayette Street, a 2.11-acre parcel at the northeast corner of Lafayette Street and Aldo Avenue (APN 097-10-175). Property is zoned ML (Light Industrial)

Applicant/Owner: Robinson Oil Corp. dba Rotten Robbie #33/Mission Trail Oil Company

Request: **Amend Use Permit** to allow the construction of a 24-hour automated car wash facility, in conjunction with an existing gasoline station.

Project Planner: Jeff Schwilk, AICP, Associate Planner

Commission Action: **Approved, subject to conditions**

8.E. File: **PLN2007-06186**
Location: 4684 Mangrum Drive, a 6,000 square foot lot on the west side of Mangrum Drive, approximately 300 feet south of Hogan Drive (APN 097-17-033). Property is zoned RI-6L (Single Family Residential).
Applicant: Junn Umali – J. U. Construction
Owner: Daniel Wan
Request: **Variance** to reduce rearyard setback requirement from 20 feet to 15 feet in conjunction with a proposed a first floor expansion and second story addition to an existing single family residence; and **Architectural Review** of the proposed project.
Project Planner: Jeff Schwilk, AICP, Associate Planner
Commission Action: **Approved variance, subject to conditions; and Referred Architectural Review of additions to Architectural Committee**

8.F. File: **PLN2006-06117**
Location: 3210 Rustic Drive, a 7,074 square foot lot, at the southwest corner of Rustic and Live Oak Drive (APN 290-41-008). Property is zoned R2-7L (Duplex).
Applicant/Owner: Diane Avila
Request: **Variance** to reduce front yard setback from 20 feet to 3 feet to construct a new 7 foot high wood fence (6 feet with 1 foot lattice where 3 foot height is allowed) in the required front yard setback
Project Planner: Debby Fernandez, Assistant Planner II
Commission Action: **Approved, subject to conditions**

8.G. Items pulled from the Consent Calendar.
Agenda Items 8.D. and 8.E.

*******End of Consent Calendar*******

GENERAL PLAN AMENDMENTS/SUBDIVISIONS and REZONING

9. File:	PLN2007-06219 / PLN2007-06224 / PLN2007-06225 / CEQ2007-01037
Location:	3900-4300 Lafayette Street / 4040 Palm Drive/ 4050-4220 Network Circle (APN: 097-08-058, 059) An 83-acre site located at southeast corner of Lafayette Street and Agnew Road. Property is currently zoned PD (Planned Development) to allow use of entire site as a 1.015-million square foot office-R&D campus.
Applicant:	Silicon Valley Power / Sun Microsystems, Inc
Owner:	Sun Microsystems, Inc.
Request:	Certify Addendum to a previously certified EIR for the Agnews West Campus General Plan Amendment and Development Proposal Final Environmental Impact Report; Amend Planned Development (PD) Zoning Plan to reduce the campus site from 83 acres by subdividing 2.125 acres from the northwest corner of the campus, changing the PD zoning boundary and adjusting the parking availability/requirements for the campus accordingly; further Rezone to B (Public-Quasi-public) that 2.125-acre portion of the site for the construction of a City-owned electric utility distribution substation (a City-owned water well currently exists on that site also); Amend Development Agreement between the City of Santa Clara and Sun Microsystems to extend only the effective term of the agreement an additional 5 years, until July 2013; and Approve Tentative Parcel Map to create a 2.125-acre parcel at the northwest corner of the site for the purpose of public utility facilities.
Project Planner:	Yen Chen, Associate Planner
Commission Action:	Adopted Resolution Certifying the Addendum to a previously certified EIR.
Commission Recommendations:	Recommended City Council Amendment of Planning Development (PD) Zoning Plan/ Rezone to B (Public-Quasi-Public); and Rezone to B (Public-Quasi-Public) that 2.125-acre portion of the site, Amend Development Agreement between the City of Santa Clara and Sun Microsystems, Inc.; and also Recommended City Council Approval of the Tentative Parcel map, subject to conditions.

10. File: **PLN2006-06121**
Location: 3301 Homestead Road, a 1.13-acre parcel on the northwest corner of Homestead Road and Pomeroy Avenue (APN 290-23-048). Property is zoned R3-25D (Moderate Density Apartments).

Applicant: Carol Jansen of Jansen Consulting
Owner: Christine Stanley of Hayward Services, LLC
Request: **General Plan Amendment #64** from Moderate Density (25D) to Medium Density (36D);
Rezone from R3-25D (Moderate Density) to PD (R3-36D/Medium Density); and
Tentative Subdivision Map for the proposed condominium conversion of 39 apartments into 39 condominium units

Project Planner: Douglas Handerson, Associate Planner
Commissions
Recommendations: **Recommended City Council's Adoption of the Resolution for General Plan Amendment #64; and Recommended City Council approval of the Rezoning Request and Tentative Subdivision Map, subject to conditions.**
11. File: **PLN2006-05970 and PLN2006-05994 (Map)**
Location: 1920 Lafayette Street, an approximately 3.3-acre lot on the west side of Lafayette Street at Reed Street intersection (APN 224-05-089)

Applicant/Owner: Garrett Chan/1940 Lafayette Investors, LLC
Request: **Rezone to PD (ML) Planned Development (Light Industrial)** in conjunction with a Tentative Map for single-lot subdivision in order to create 34 condominium units (33 individual condominium units in 3 warehouse/light industrial buildings and one 2-story office building) with shared common area and parking

Project Planner: Douglas Handerson, AICP, Associate Planner and Jenny Lee, Assistant Planner I
Commission Action: **Continued to March 14, 2006 Planning Commission meeting**

USE PERMITS

12. File: **PLN2004-04458/CEQ2004-01024**
Location: 3131 Bowers Avenue, an 8.0-acre site, on the east side of Bowers Avenue approximately 350 feet south of Scott Boulevard (APN 216-46-001). Property is zoned ML (Light Industrial).

Applicant: Christian Assembly Church
Owner: H. P. Investors, LLC
Request: **Certification of Mitigated Negative Declaration; and Use Permit** to allow a church operation through the conversion of two existing office building located in the Light Industrial zone

Project Planner: Debby Fernandez, Assistant Planner II
Commission Action: **Continued up to 60 days**

13. OTHER BUSINESS

a. Planning Commission Budget 2007-08 (Conferences and Training)

Commission Action: Recommend City Manager and City Council authorization of same Planning Commission Budget amount as 2006-07 (\$10,690).

b. Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

a. Announcements/Other Items

b. Report of the Director of Planning and Inspection

- City Council actions
- Commission/Board Liaison and Committee Report
- Announcement of new Planning Commission vacancy

c. Commission Procedures

- Planning Procedures
- Workplan items
- Possible topics for Joint Meeting between Planning Commission and City Council

14. ADJOURNMENT – Adjourned at 9:58 p.m.

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